

082.0

0008

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

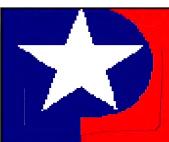
Total Card / Total Parcel
783,300 / 783,300

USE VALUE:

783,300 / 783,300

ASSESSED:

783,300 / 783,300


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
81		FOREST ST, ARLINGTON

Legal Description		User Acct
		51641
GIS Ref		
GIS Ref		
Insp Date		09/22/16
09/22/16		

OWNERSHIP

Unit #:

Owner 1: YEE JENNIFER CHUN MING	
Owner 2: DUCHON ERIC NICHOLAS	
Owner 3:	

Street 1: 81 FOREST STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: TSATUROV SUSANNA -

Owner 2: ISRAELIAN ALEKSEI -

Street 1: 81 FOREST STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry: U

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1979, having primarily Clapboard Exterior and 1540 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	5									420,000						420,000	

Total AC/HA: 0.13774

Total SF/SM: 6000

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 420,000

Spl Credit

Total: 420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS								SKETCH																		
Type: 05 - Garrison	Sty Ht: 2 - 2 Story	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Good																													
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 2 - Clapboard	Sec Wall: %	A Bath: 1	Rating:																													
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: BROWN	View / Desir:	3/4 Bath: 1	Rating: Good																													
GENERAL INFORMATION				A 3QBth: 1	Rating:																													
Grade: C - Average				A HBth: 1	Rating:																													
Year Blt: 1979	Eff Yr Blt:			OthrFix: 1	Rating:																													
Alt LUC:	Alt %:			OTHER FEATURES				RESIDENTIAL GRID																										
Jurisdct: G18	Fact: .			Kits: 1	Rating: Very Good	1st Res Grid Desc: Line 1 # Units 1																												
Const Mod:				A Kits: 1	Rating:	Level FY LR DR D K FR RR BR FB HB L O																												
Lump Sum Adj:				Fpl: 1	Rating: Average	Other																												
INTERIOR INFORMATION				WSFlue: 1	Rating:	Upper																												
Avg Ht/FL: STD	Prim Int Wal: 2 - Plaster	Sec Int Wall: %	Partition: T - Typical	CONDOS INFORMATION				Lvl 2																										
Prim Floors: 3 - Hardwood	Sec Floors: %	Bsmnt Flr: 12 - Concrete	Subfloor:	Location:				Lvl 1																										
Bsmnt Gar:	Electric: 3 - Typical			Total Units:				Lower																										
Insulation: 2 - Typical	Int vs Ext: S			Floor:				Totals																										
Heat Fuel: 2 - Gas	Heat Type: 3 - Forced H/W			% Own:				RMS: 5 BRs: 3 Baths: 1 HB: 1																										
# Heat Sys: 1	% Heated: 100			Name:				REMODELING								RES BREAKDOWN																		
Solar HW: NO	Central Vac: NO			DEPRECIATION				Exterior:								No Unit RMS BRS FL																		
% Com Wal	% Sprinkled			Phys Cond: GV - Good-VG	8.5 %	Functional:				1 5 3																								
CALC SUMMARY				Economic: %	Special: %	Additions:																												
Basic \$ / SQ: 140.00				Override: %	Total: 8.5 %	Kitchen:																												
Size Adj.: 1.35000002						Baths:																												
Const Adj.: 0.99989998						Plumbing:																												
Adj \$ / SQ: 188.981						Electric:																												
Other Features: 86500						Heating:																												
Grade Factor: 1.00						General:				Totals																								
NBHD Inf: 1.00000000										1 5 3																								
NBHD Mod:																																		
LUC Factor: 1.00																																		
Adj Total: 397030																																		
Depreciation: 33748																																		
Depreciated Total: 363282																																		
MOBILE HOME				WtAv\$/SQ:	AvRate:	Ind.Val:	COMPARABLE SALES				Rate				Parcel ID	Typ	Date	Sale Price	SUB AREA								SUB AREA DETAIL							
Make: Model: Serial # Year: Color:																			Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten					
SPEC FEATURES/YARD ITEMS																			SFL	Second Floor	700	188.980	132,287	BMT	100	GFB	25	G						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	Net Sketched Area:	2,164	Total:	310,530													
1	Metal Shed	D	Y	1	8X9	A	AV	1988	0.00	T	24.8	101						Size Ad	1372	Gross Area	2164	FinArea	1540											
PARCEL ID 082.0-0008-0004.0																IMAGE								AssessPro Patriot Properties, Inc										
More: N				Total Yard Items:				Total Special Features:				Total:																						